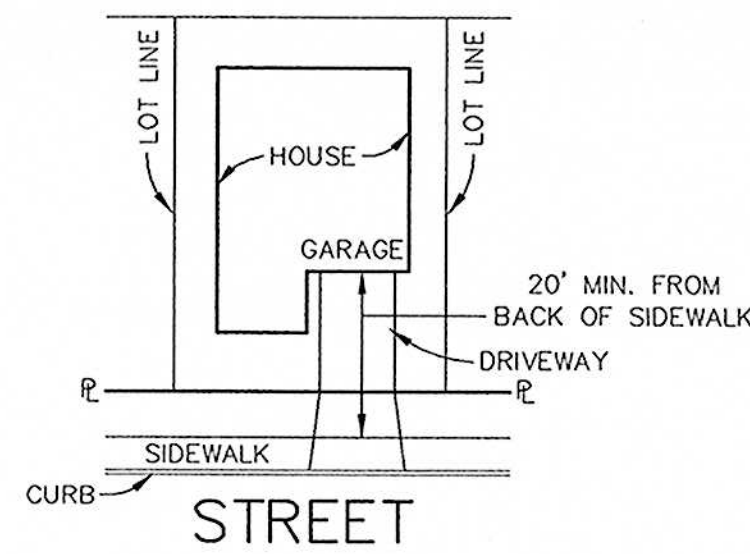


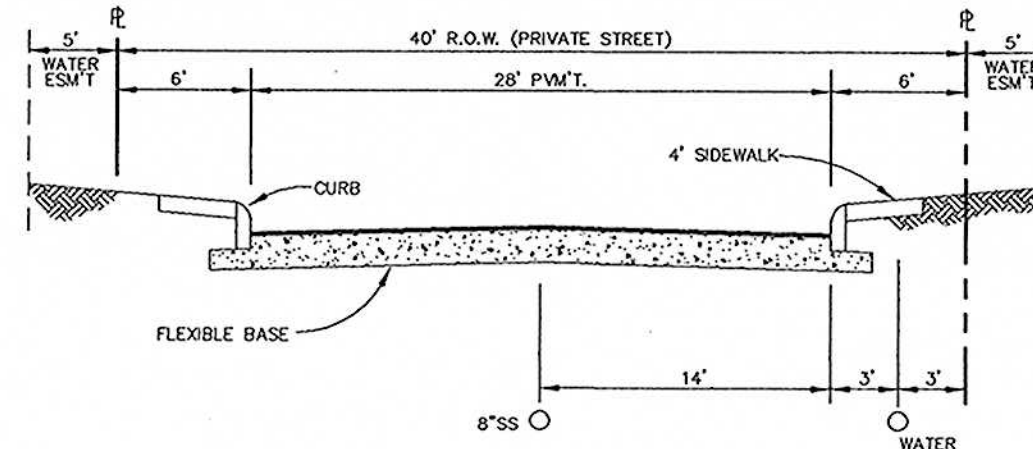
LOCATION MAP

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N67°13'54"E	21.58'
L2	N22°46'06"W	40.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	21°25'47"	2047.00'	387.33'	765.62'	761.16'



GARAGE SETBACK DETAIL
NOT TO SCALE



TYPICAL STREET SECTION
NOT TO SCALE

NOTES

1. WATER SERVICE TO BE PROVIDED BY SAWS
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
3. SEE TYPICAL STREET SECTION FOR PROPOSED WATER & SEWER LOCATIONS
4. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS
5. TELEPHONE SERVICE TO BE PROVIDED BY SBC TELEPHONE
6. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE
7. ALL STREETS ARE PRIVATE
8. SPECIFIC LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLAT
9. PROPOSED ZONING IS R-6 WITH PUD OVERLAY
10. TOTAL ACREAGE IS 12.82 ACRES
11. ALL LAND USE IS DETACHED SINGLE FAMILY RESIDENTIAL
12. THIS DEVELOPMENT WILL BE COMPLETED IN ONE PHASE
13. COVENANTS TO BE IN PLACE PRIOR TO RECORDING OF SUBDIVISION PLAT
14. LOT, BLOCK & N.C.B. NUMBERS SHOWN HEREON HAVE BEEN ASSIGNED BY THE CITY OF SAN ANTONIO.

BEARING BASIS:

BEARING REFERENCE SOURCE IS TEXAS
STATE PLANE COORDINATE SYSTEM
NAD 83/93(HARN), SOUTH CENTRAL ZONE.

DENSITY & OPEN SPACE RATIOS

PROPOSED DENSITY	=	4.13 LOTS PER ACRE
ZONING	=	PUD R-6
MAXIMUM ALLOWABLE DENSITY	=	10 PER ACRE
TOTAL ACRES	=	12.82 ACRES
TOTAL LOTS	=	53 LOTS
AVERAGE HOME SIZE	=	2800 Sq. Ft.
REQUIRED OPEN SPACE	=	35%

OPEN SPACE TO RATIO & DENSITY TABLE

	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	558,519	12.82	N/A
BUILDING COVERAGE AREA	148,400	3.41	27%
OTHER (STREET PAVEMENT, WALKS, DRIVEWAYS)	117,974	2.71	21%
PARK AREA	N/A	N/A	N/A
OPEN SPACE - PASSIVE	292,145	6.70	52%

DEVELOPER:
CHARRO - MIRASOL L.P.
P.O. BOX 1983
MARBLE FALLS, TEXAS 78654
PHONE: (254) 421-5549

12.82 TOTAL ACRES

PUD PLAN NO. 05-014
APPROVED BY THE PLANNING COMMISSION OF
THE CITY OF SAN ANTONIO, TEXAS.

CHAIRPERSON Duane Wright DATE: April 13, 2005
SECRETARY Robert A. S. Jr. DATE: April 13, 2005

LEGAL DESCRIPTION

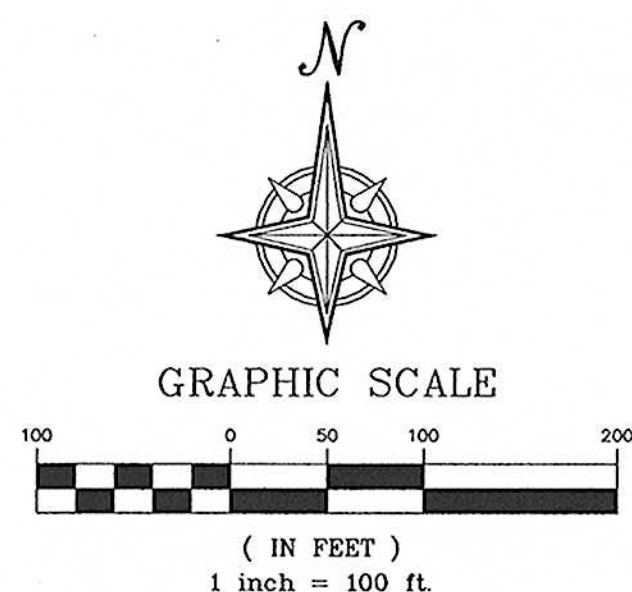
BEING A REPLAT OF A OF A 31" INTERCEPTOR DRAINAGE
EASEMENT (0.18 AC.) AND A SUBDIVISION PLAT OF 12.642
ACRES OF LAND OUT OF A 12.822 ACRES TRACT RECORDED IN
VOL. 7812, PGS. 1426-1436 R.P.R., OUT OF THE B.B.B. &
C.R.R. SURVEY NO. 402, ABSTRACT 101, C.B. 4398 & B.B.B. &
C.R.R. SURVEY NO. 256, ABSTRACT 102, C.B. 4394, N.C.B.
17673 SAN ANTONIO, BEXAR COUNTY, TEXAS AND CONTAINING
A TOTAL OF 12.822 ACRES

ENTRY DETAIL

NOT TO SCALE

NOTE:

- LOT 1, BLOCK 8 (2.40 AC.) INCLUDES ALL PRIVATE STREETS.
- LOT 8, BLOCK 6 & LOTS 1,7,15, BLOCK 7 CONSIST OF GREENBELT &
DRAINAGE EASEMENTS TO BE OWNED AND MAINTAINED BY
HOMEOWNERS ASSOCIATION.
- LOT 9, BLOCK 6 IS A VARIABLE WIDTH DRAINAGE EASEMENT TO BE
OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
- CLEAR VISION AREA AS PER UDC SECTION 35-506 (d)(5)





A memo from the
CITY of SAN ANTONIO
Planning Department
Master Development

TO: Paul Denham P.E.

DATE: April 13, 2005

Address: 12961 Park Central, Suite 1390
San Antonio, Texas 78216

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 05-014

Name: Legacy Trails Cell-4 Subdivision

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7038